



Division of Zoning and Development Review

City of Pittsburgh, Department of City Planning

412 Boulevard of the Allies, Second Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: August 6, 2026
Date of Decision: August 13, 2026

Zone Case: 102 of 2026
Address: 2739 Churchview Avenue
Lot and Block: 94-P-170
Zoning Districts: R1D-L
Neighborhood: Carrick

Request: Use of building for two dwelling units

Application: BDA-2026-05380

Review	Section 911.02	2-unit residential not permitted in R1 District
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Appearances:

Applicant: Scott Ciocca

Findings of Fact:

1. The Subject Property is located at 2739 Churchview Avenue in an R1D-L (Residential One Unit Detached Low Density) District in Carrick.
2. The structure on the Subject Property is used for two residential units, with one unit on the first floor and a second unit on the second and third floors.
3. A 2000 Certificate of Occupancy permits the use of the Subject Property for "continued use of 2 ½ story two-family dwelling with one parking stall in side yard."
4. A 2010 Certificate of Occupancy permits "... existing 2 ½ story single family dwelling."
5. The Applicant speculated that the discrepancy between the two-unit use described in the 2000 Certificate of Occupancy and the one-unit use described in the 2010 Certificate was the result of a contractor error on a permit application in 2010. The Applicant stated that the owners had no intent to abandon the two-unit use.
6. The Applicant submitted photographs of the separate entrances, kitchens and utilities for the two units.
7. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Pursuant to Section 911.02, two-unit residential uses are not permitted in R1A-VH District.
2. The Applicant submitted credible evidence that the use of the structure for two units has existed for a significant period of time, consistent with the 2000 Certificate of Occupancy.
3. The Board concludes that the use of the Subject Property for two units is legally non-conforming.
4. Consistent with the evidence and testimony presented, and the applicable legal standards related to non-conforming uses, the Board concludes that the use of the Subject Property may continue.

Decision: The use of the structure on the Subject Property for two units is legally nonconforming and may continue.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.